

Maryland Historical Trust

Maryland Inventory of

Historic Properties Form

Inventory No.

1. Name of Property (indicate preferred name)

historic

other 706, 708, 710, 712 Beall Avenue

2. Location

street and number 706-712 Beall Avenue not for publication

city, town Rockville vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Various owners (see attachment 9.1)

street and number See Attachment 9.1 telephone

city, town Rockville state MD zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber folio See 9.1

city, town Rockville tax map GR12 tax parcel tax ID number See 9.1

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input type="checkbox"/> defense	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> structures
		<input type="checkbox"/> education	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> Total
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources
previously listed in the Inventory

7. Description

Inventory No.

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The houses at 706, 708, 710 and 712 Beall Avenue are one and a half story side-gabled rectangular (35 by 27.5 feet) brick ramblers with a basement. They are four bays by three bays with an exterior brick chimney on the west façade and wood siding on the gable ends. Windows are double hung 1/1 sashes of varying sizes with a picture window flanked by narrow double hung 1/1 sashes in the west bay. They have personalized entry features. These four houses were built for sale on Beall Avenue from 1952 to 1954. The houses at 708 and 710 are the subjects of a demolition application in September of 2004.



(Below) 708 Beall Avenue north (front) and northwest facades.



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710



710 Beall Avenue



710 Beall Avenue



712 Beall Avenue

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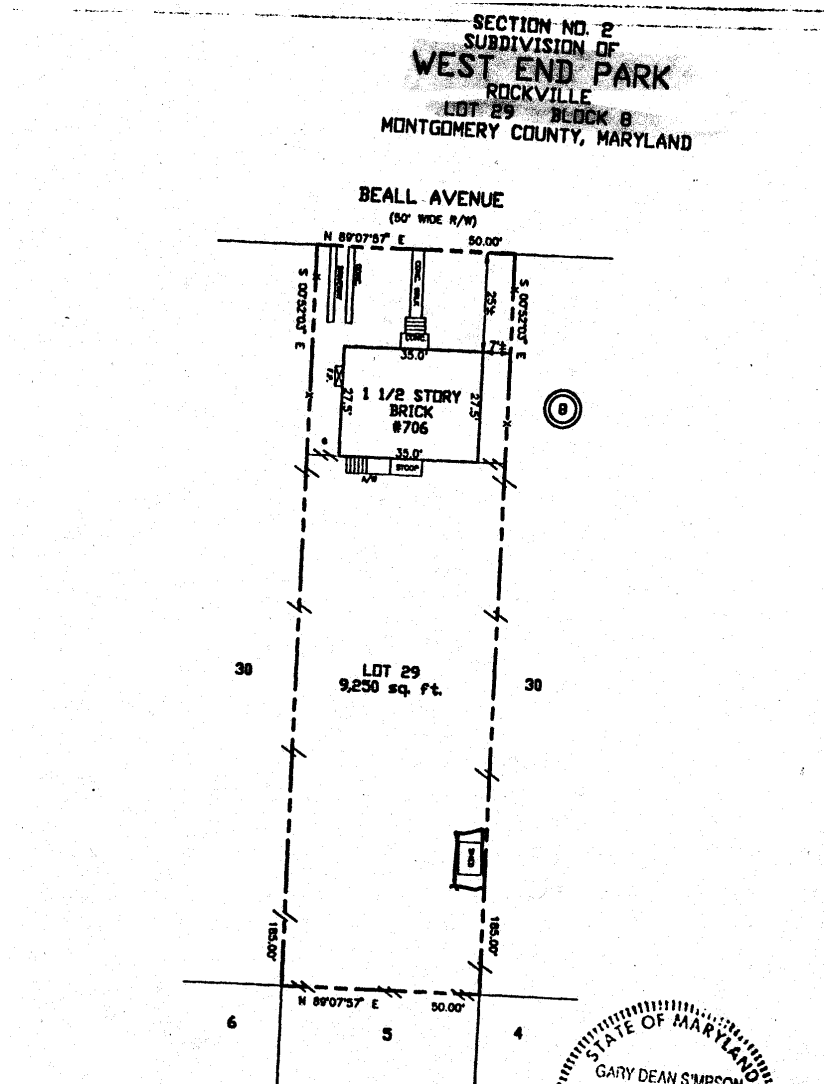
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The lots are 50 feet wide by 192 feet deep, 9,250 square feet more or less. The houses are 35 feet wide with a 7 or 8-foot setback on each side. The site plan for 708 Beall shows two concrete wheel strips in the front yard for off street automobile parking and a concrete walkway to the front stairs.



8. Significance Inventory No.

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Local history	

Specific dates 1952 **Architect/Builder**

Construction dates 1952-1954

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Statement of Significance

The four houses at 706 through 712 Beall Avenue are evidence of the continuing expansion of Rockville following World War II in a subdivided area that had been sparsely developed. These four brick one-and-a-half story ramblers with basements were built on vacant West End Park lots for speculative sale. At 945 square feet of floor space, they were a step up in quality and space from the typical Twinbrook style starter house and reflect the solid middle class home of the 1950s.

History and Support

The first wave of postwar building was east of Rockville in newly platted subdivisions such as Twinbrook, and typically featured small unfinished but expandable frame houses without a basement. These four houses were built in 1952, long after the 1891, recordation of the plat of West End Park, and represents the continuing need for Post WWII housing.

Rockville's most ambitious suburban Nineteenth Century development was West End Park. Platted by Henry Copp and Reuben Detrick, West End Park was platted in 1890 as "a multi-sectioned mixed-use plan for the former Julius West farm. Its grand boulevards, prominent hotel sites, and separate residential and business sections represented the epitome of the suburban ideal."¹

In the spring of 1890, real estate promoter Henry N. Copp offered 100 lots for sale in his planned suburban development called "West End Park". The Evening Star noted that the plans included a lake, hotels, broad avenues and fine residences on the 183 acre tract -- all under the direction of Professor Francis Fava as superintendent and engineer.² By the time the plat was filed with the County in 1891, a house on Lot 12, Block

¹ Eileen McGuckian, Rockville: Portrait of a City, page 71

² The Evening Star Newspaper, April 7, 1890.

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7 and the West End Park Methodist Episcopal Church on Lot 28, Block 7, had been constructed.³ These structures bordered Anderson Avenue and lay one block south of Copp's own house on Beall Avenue.⁴

The suburban building boom peaked about 1890 when sales of West End lots began and concluded a decade later. Many lots were sold but few houses were built until later in the 20th Century. Many lots were put into receivership and sold by trustees. Of the houses built in the western part of the West End Park by 1900, the most notable were 541 Beall, built by Henry Copp and later sold to the Alnutt family, 529 Anderson Avenue built in 1892, the 1892 J. Frank Fisher House at 520 Anderson, and 549 Anderson Avenue built for J. Frank Fisher's daughter, Mary Zelda Fisher, as a wedding gift at her marriage to Phillip Reed in 1917. Few other houses were built before 1940.



The western part of the West End Park subdivision was sparsely developed with houses before 1940. A detail of the 1944 USGS Map of the SW Rockville Quadrant to the right shows only one structure on Beall Avenue west of Henderson Circle, now Peg Sante Park.

³ Montgomery County Plat Book B/7, plat for Section three of "West End Park."

⁴ For more information see the Fisher-Winner House MHT Historic Sites Inventory Form # M:26/7/4 by Anne Cissel and Dwayne Jones.

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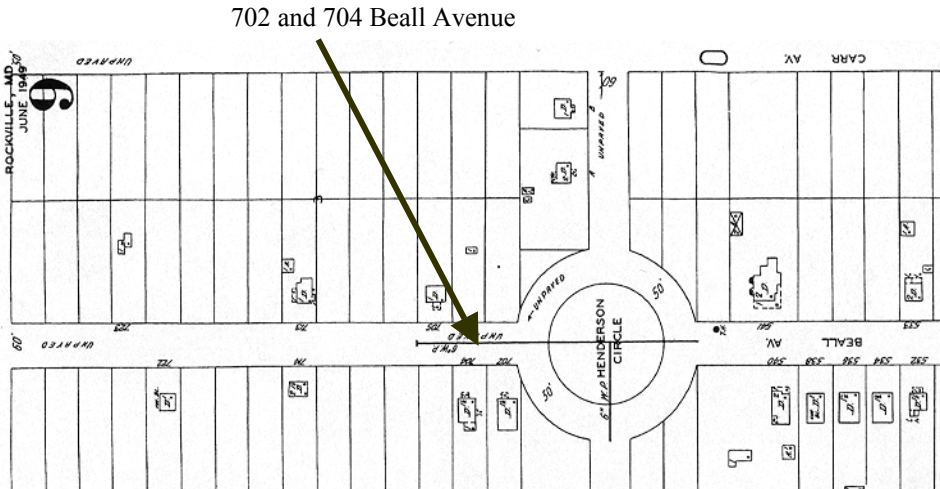
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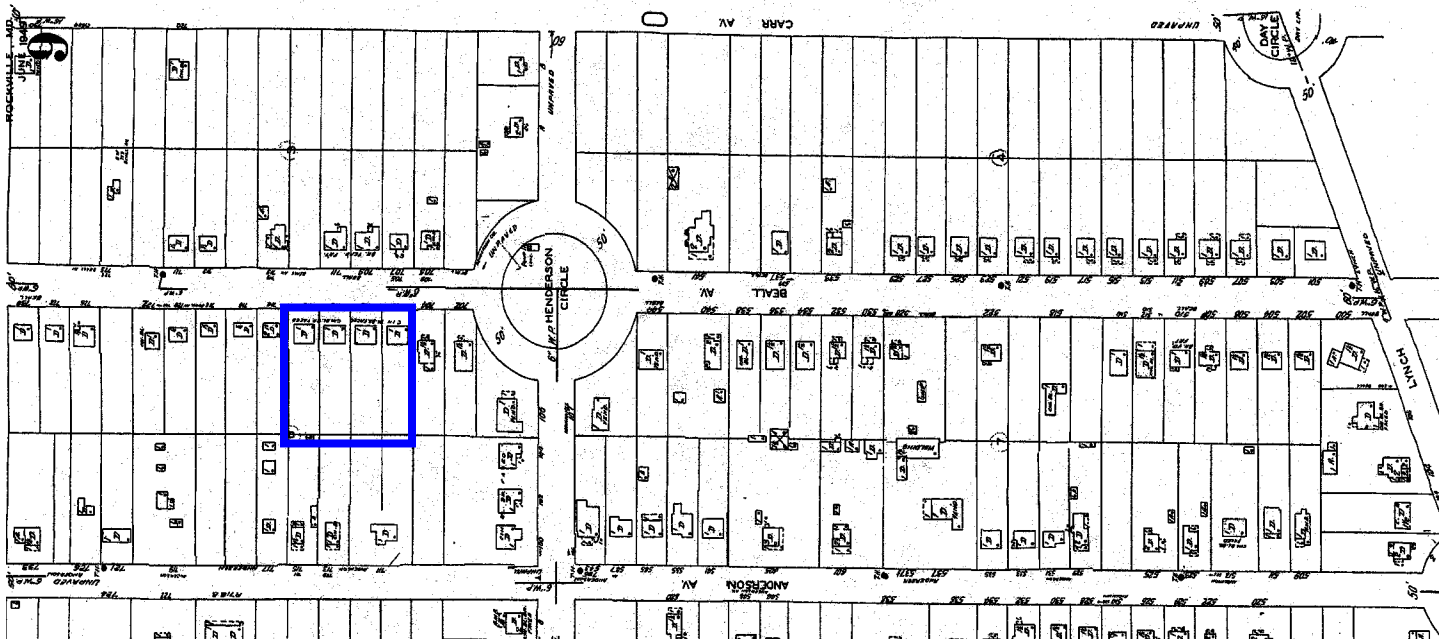
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The 1949 Sanborn Map pictured to the left includes Beall Avenue (horizontal) and Mannakee Street (vertical) and shows houses at 702 and 704 Beall but vacant lots where 706-712 Beall presently are located. As illustrated here, the majority of the 1940-decade of development for Beall and Anderson occurred further east from Henderson Circle (now Peg Sante Park.) The 1950-decade of development on Beall Avenue occurred west of Henderson Circle.

The 1960 Sanborn Map of Rockville shows the south side of Beall Avenue west of Henderson Circle/ Peg Sante Park almost completely developed with houses. The houses at 706-712 Beall have a larger footprint than most of the others.



F.P.Bouc and J.V. Peter, Attorneys and Trustees, continued to sell lots in West End Park as the opportunity arose. Norman C. and N.G. Lynch of R.F.D. 2, Gaithersburg MD purchased lots 29-32 on Block 8 with others. The four lots 29-32 were subsequently sold to Donald Herron who sold the lots to individual owners. Herron may have offered the lots with houses built as they are the same design and plan. The Lynches also owned lots 33 through 36 and others on Beall, but these were sold to individual owners. The individual lot ownership histories are below. The source is City of Rockville utility records 1950-1980, and State Department of Taxes

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and Assessment records.

Of the many owners of these four houses, only one owner has played a notable role in Rockville and Montgomery County politics and matters. The house at 710 Beall Avenue was the first home owned by David L. and Margaret C. Cahoon. David L. Cahoon organized the Citizens for Good Government movement in Rockville in 1954. He also served as Rockville City Attorney during the 1950s. He maintained his law office in the Kelly Building in downtown Rockville. He was the County Attorney for Montgomery County and was then elected to the Montgomery County Council in 1958, serving until 1962. He was Judge on the Montgomery County Circuit Court for 15 years. Now retired, he continues to be active as a volunteer in City and County activities.

In a telephone interview, Judge Cahoon said the house at 710 Beall was the first house he and his wife owned. Previously they rented a house on Anderson Avenue. They purchased the house utilizing the GI bill to obtain a VA home mortgage loan. At that time, public sewer and water service in Rockville extended only as far as 712 Beall Avenue, the last of the four similar brick bungalows. The houses beyond 712 on Beall depended on well and septic for their sanitary facilities at first, but there were few houses built beyond 712. Judge Cahoon said he and his wife were the first occupants of the house, which was well built and comfortable. In 1963, Woodley Gardens was being developed, and his family purchased a new house there and sold 710 Beall. ⁵

Judge David Cahoon ⁶

For nearly 50 years, David Cahoon has figured prominently as a vocal advocate for human rights in Montgomery County. As a legal advisor and a distinguished member of Citizens for Good Government (CGG), Mr. Cahoon was instrumental in demolishing several walls that loomed dark and disgusting amongst us. He piloted historic litigation that effectively abolished a de facto discriminatory policy - a "black code" that denied the right to vote to Rockville City residents not registered in Montgomery County. From 1957 - 1962, Judge Cahoon chiseled away at a seemingly unshakable, yet intolerable, wall of intolerance; and he was key in founding the Human Relations Commission to enforce the County's law that desegregated places of public accommodation. Judge Cahoon also served for years on the Montgomery County Council. In this capacity, he crafted & enacted the Board of Education Budgets, which aided the County in implementing School desegregation in the midst of a population explosion. "

⁵ Telephone interview with Judge David Cahoon by Judy Christensen, September. 15, 2004.

⁶ Biography by Montgomery County Maryland Human Rights Hall of Fame. Judge Cahoon was inducted into the Montgomery County Human Rights Hall of Fame in 2002.

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Ownership Histories

706 Beall Avenue

Tax Account 234-228750

Block 8, lot 29, West End Park

9, 250 square feet

Built 1954 (State Department of Assessments and Taxation date)

Title Chain:

Norman C. and Nellie Lynch to Donald B. Herron

Donald B. Herron to Mabel Bradley and Elizabeth Bohrer

Ray M. and V.W. Braxton – 1964

Unknown – 1998

Lori K. Lehner – 1993 (11544/608)

William J. and L.K. Kenealy – 1999 (L/f 17721/417)

708 Beall Avenue

Tax Account 234-228511

Block 8, lot 30, West End Park

9,250 square feet

Built 1952 (State Department of Assessments and Taxation date)

Title Chain:

Norman C. and Nellie Lynch to Donald B. Herron

Donald B. Herron to Norman F. and Maxine M. Beane

Beane to Susan P. Kerns –1994 (L/f 12277/248)

Kerns to James L. Beckley- 2002 (L/f 20738/647)

Beckley to Kevin A. Brown (L/f 17721/417)

710 Beall Avenue

Tax Account 234-229685

Block 8, lot 31, West End Park

9,250 square feet

Built 1952 (State Department of Assessments and Taxation date)

Title Chain:

Norman C. and Nellie Lynch to Donald B. Herron

Herron to James L and Jane Day

David L and Margaret C. Cahoon

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Neal L. and B.R. Groell, 1964

Peter and J.A. Keresztes 1968

Ralph D. and V.M. Farris 1969

Manuel and S.S. Lopez, 1974

Steven C. Shriver et al –1997 (4938/662)

Lauren M. Ingolia –2004 (15414/432)

712 Beall Avenue

Tax Account 234-230478

Block 8, lot 32, West End Park

9.250 square feet

Built 1953 (State Department of Assessments and Taxation date)

Title Chain:

Norman C. and Nellie Lynch to Donald B. Herron

Donald B. Herron to Frances E. and Margaret S.H. Johnston

Theodor and D.J. L. Kolobow -1980 (5618/508) 1997 (15407/329)

1998(15442/1)

9. Major Bibliographical References

Inventory No. _____

City of Rockville Utility Service Records through 1984, Maryland Department of Assessments and Taxation records, Montgomery County Plat records, Sanborn Fire Insurance Maps of Rockville MD for 1949 and 1950. United States Geological Survey Map, 1944.

10. Geographical Data

Acreage of surveyed property 9,250 square feet per lot

Acreage of historical setting _____

Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Block 8, lots 29 (706), 30 (708), 31 (710), 32 (712) West End Park.

11. Form Prepared by

name/title	Judy Christensen		
organization	City of Rockville, MD	date	September 7, 2004
street & number	111 Maryland Avenue	telephone	240-314-8232
city or town	Rockville	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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Property Owners and legal descriptions, tax account numbers

706 Beall Avenue

William J. and L.K. Kenealy – 1999 (L/f 17721/417)

Tax Account 234-228750

Block 8, lot 29, West End Park

9, 250 square feet

Built 1954 (State Department of Assessments and Taxation date)

708 Beall Avenue

Kevin A. Brown (L/f 17721/417)

Tax Account 234-228511

Block 8, lot 30, West End Park

9,250 square feet

Built 1952 (State Department of Assessments and Taxation date)

Title Chain:

710 Beall Avenue

Steven C. Shriver et al –1997 (4938/662)

Lauren M. Ingolia –2004 (15414/432)

Tax Account 234-229685

Block 8, lot 31, West End Park

9,250 square feet

Built 1952 (State Department of Assessments and Taxation date)

712 Beall Avenue

Theodor and D.J. L. Kolobow -1980 (5618/508) 1997 (15407/329)

1998(15442/1)

Tax Account 234-230478

Block 8, lot 32, West End Park

9.250 square feet

Built 1953 (State Department of Assessments and Taxation date)